



CITY OF HOLLADAY PLANNING COMMISSION MEETING AGENDA

Date: Tuesday, June 17, 2014
Location: Holladay Municipal Center - 4580 S 2300 E
Time: 7:00 PM

AGENDA ITEMS

FIELD TRIP

6:00 PM **Please meet at City Hall at 6:00 pm.** One proposed project site will be visited: The Pheasant Cove Subdivision, 5559 South Highland Dr.

Light Dinner will be served to the Commissioners after the field trip.

PRE-MEETING / WORK SESSION -

6:30 PM All agenda items may be discussed.

CONVENE REGULAR MEETING

ACTION ITEMS

(The following matters are Public Hearings. They will be heard and may be voted on. Notice to neighbors has been provided as required by law.)

- 7:00 PM** 1. **Rezone – Various Locations – Rezone from various zones to the Public Zone (P)** - Staff: Pat Hanson, City Planner – *It is proposed that approx. 60 properties throughout the City that currently have "Public or Quasi-Public" land uses such as schools, churches, utilities, etc. be rezoned to the Public Zone (P).*
- 7:30 PM** 2. **Text Amendment – Holladay Village (HV) Zone** – Staff: Paul Allred, Community Development Director – *It is proposed that various sections of Chapter 13.71: Holladay Village Zone (HV) be amended with regard to building height, buffering, uses allowed, ground floor retail, formatting, and other changes or amendments as may be determined by the Planning Commission.*

(The following matters may be considered and may be voted on. Public Notice is not required.)

3. **Pheasant Cove 11-Lot Subdivision – 5559 South Highland Dr. - Preliminary Plat – R-1-10 Zone – Eleven-Lot Subdivision** – Staff: Rick Whiting, City Planner - *Applicant, Norm Dahle, requests to divide this 3.8 acre parcel into eleven building lots.*
4. **Approve Minutes of the May 20, 2014 meetings.**

(The following matters are for discussion only.)

OTHER BUSINESS

5. Updates or follow-up on items currently in the development review process
6. Report from Staff on upcoming applications
7. Discussion of possible future amendments to code

ADJOURN

On Friday, June 13, 2014 at 12:30 pm a copy of the foregoing notice was posted in conspicuous view in the front foyer of the City of Holladay City Hall, Holladay, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. A copy was also faxed or emailed to the Salt Lake County Council, Cottonwood Heights City and Murray City pursuant to Section 10-9A-205 of the Utah Code. The agenda was also posted at city hall, Holladay Library, city internet website at www.cityofholladay.com and state noticing website at <http://pmn.utah.gov>.

Reasonable accommodations for individuals with disabilities or those in need of language interpretation service can be provided upon request. For assistance, please call 801-527-3890 at least 48 hours in advance. TTY/TDD users should call 7-1-1



CITY OF HOLLADAY
Planning Commission

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**Staff Report**  
**June 17, 2014**  
**Item#1**

*Project Name:* **Public and Quasi-Public Properties**  
*Application Type:* **Rezone**  
*Nature of Discussion:* **Public hearing and recommendation**  
*Planner:* **Pat Hanson**  
*Applicant:* *Community Development*

**BACKGROUND & SUMMARY:**

Earlier this year, Councilman Pace asked for a recommendation from the Planning Commission regarding the rezoning of the properties on the corner of 2300 East and 3900 South, formerly the auto repair shop and the vacant property directly to the east. These properties have been incorporated into the new Olympus High campus and the current zone designations do not reflect that change. During discussions, it was suggested that all the public and quasi-public properties should be reviewed for a similar recommendation.

Previously, when public or quasi-public properties were annexed into the City, they were rezoned to the Public Zone. However, there are still a number of properties that have not been reviewed or rezoned since the original rezoning at incorporation. This recommendation incorporates the remaining 60 properties that are still not in the P zone and would comply with the zoning throughout the City for these types of uses. (*See Public zone standards attached to this staff report*).

Attached to this report is a map showing the location of the properties along with a table containing the property owners, acreage and the current zoning. The Planning Commission should review all of these properties and make a recommendation as to whether all or only some of these properties should be rezoned to the P zone.

Please Note: Since scheduling this item, we have received a request from the owners of the Evangelical Free Church on Lion Lane that their property be removed from the recommendation (see attached e-mail). Staff agrees with the premise of their objection and recommends this property be either removed from consideration or not recommended for approval.

| PARCEL_ID      | OWN_NAME                                | PROP_LOCAT                | AC.   | CURRENT<br>ZONE |
|----------------|-----------------------------------------|---------------------------|-------|-----------------|
| 22221020220000 | Salt Lake City                          | 2080 E 6200 S             | .94   | R-1-8           |
| 22023540480000 | LDS Church                              | 4650 S NANILOA DR         | 0.850 | R-1-10          |
| 22023540420000 | LDS Church                              | 4650 S NANILOA DR         | 1.120 | R-1-10          |
| 22023540410000 | LDS Church                              | 4650 S NANILOA DR # CHPL  | 1.150 | R-1-10          |
| 22033780180000 | City of Holladay                        | 4625 S HOLLADAY BLVD      | 1.35  | HV              |
| 22033780100000 | City of Holladay                        | 4590 S 2300 E             | 2.36  | HV              |
| 22033340170000 | City of Holladay                        | 4570-4580 S 2300 E        | 5.00  | HV              |
| 22033330280000 | LDS Church                              | 4568 S HOLLADAY BLVD      | 1.48  | R-1-10          |
| 22033330270000 | LDS Church                              | 4568 S HOLLADAY BLVD      | 2.00  | R-1-10          |
| 22033340230000 | City of Holladay                        | 2120 E 4500 S             | 0.29  | RM              |
| 22034780220000 | LDS Church                              | 4636 S CHAPEL DR          | 0.29  | R-1-10          |
| 22034790010000 | LDS Church                              | 2600 E MURRAY HOLLADAY RD | 1.79  | R-1-10          |
| 22034760190000 | LDS Church                              | 2555 E MURRAY HOLLADAY RD | 0.62  | R-1-10          |
| 22034760220000 | Holladay United Church of Christ        | 2631 E MURRAY HOLLADAY RD | 0.69  | R-1-10          |
| 22034760260000 | Holladay United Church of Christ        | 2631 E MURRAY HOLLADAY RD | 1.85  | R-1-10          |
| 22153020040000 | LDS Church                              | 5913 S HIGHLAND DR        | 1.00  | R-1-10          |
| 22032810060000 | Salt Lake City                          | 2660 E 4500 S             | 1.97  | R-1-8           |
| 22232510130000 | Evangelical Free Church                 | 6515 S LION LN            | 5.74  | O-R-D           |
| 22133000180000 | City of Holladay                        | 3501 E CANYON WINDS LN    | 15.16 | FR-20           |
| 22144810090000 | Salt Lake County                        | 3501 E CANYON WINDS LN    | 2.23  | FR-20           |
| 22232760020000 | Salt Lake County                        | 6080 S WASATCH BLVD       | 9.80  | R-1-43          |
| 22232010030000 | Salt Lake County                        | 6080 S WASATCH BLVD       | 51.33 | R-1-43          |
| 22144760010000 | Salt Lake County                        | 6080 S WASATCH BLVD       | 13.04 | R-1-43          |
| 22143770030000 | Salt Lake County                        | 6080 S WASATCH BLVD       | 17.46 | R-1-43          |
| 22144510010000 | Salt Lake County                        | 6080 S WASATCH BLVD       | 58.84 | R-1-43          |
| 22103520060000 | Holy Trinity Greek Orthodox Church      | 5335-5341 S HIGHLAND DR   | 6.00  | R-1-21          |
| 22094820010000 | Holy Trinity Greek Orthodox Church      | 1990 E 5290 S             | 0.47  | R-1-21          |
| 22151010010000 | Holy Trinity Greek Orthodox Church      | 5391 S HIGHLAND DR        | 1.90  | R-1-21          |
| 22103510010000 | LDS Church                              | 2080 E DONELSON LN        | 4.83  | R-1-21          |
| 22162300010000 | Salt Lake City                          | 5453 S HIGHLAND DR        | 0.15  | R-1-43          |
| 22032530440000 | City of Holladay                        | 2475 E 4500 S             | 0.26  | R-1-10          |
| 22032530230000 | Holliday Water                          | 4350 S WANDER LN          | 0.32  | R-1-10          |
| 22141010050000 | LDS Church                              | 5496 S HOLLADAY BLVD      | 0.86  | R-1-43          |
| 22141010030000 | LDS Church                              | 5450 S HOLLADAY BLVD      | 3.00  | R-1-43          |
| 22241550130000 | Salt Lake City                          | 6459 S CREST MOUNT DR     | 0.49  | R-1-10          |
| 22241550120000 | Salt Lake City                          | 6459 S CREST MOUNT DR     | 0.03  | FR-20           |
| 22231070050000 | City of Holladay RDA                    | 2834 E 6200 S             | 2.51  | R-1-21          |
| 22231060040000 | City of Holladay                        | 6270 S HOLLADAY BLVD      | 0.63  | R-1-21          |
| 22231070040000 | City of Holladay RDA                    | 6293 S HOLLADAY BLVD      | 1.63  | R-1-21          |
| 22231060120000 | City of Holladay RDA                    | 6312 S HOLLADAY BLVD      | 0.70  | R-1-43/R-1-21   |
| 22231060100000 | City of Holladay                        | 6350 S HOLLADAY BLVD      | 0.65  | R-1-21          |
| 22231060080000 | City of Holladay RDA                    | 6352 S HOLLADAY BLVD      | 2.19  | R-1-43/R-1-21   |
| 22023800200000 | Salt Lake Co. Water Conservancy<br>Dist | 4656 S WALLACE LN         | 0.63  | R-1-10          |
| 22023790020000 | City of Holladay                        | 4601 S STRATTON DR        | 0.59  | R-1-10          |
| 22023520080000 | Holliday Water                          | 2895 E LIVE OAK CIR       | 0.26  | R-1-8           |
| 22023300250000 | Holliday Water                          | 2897 E LIVE OAK CIR       | 2.54  | R-1-10          |
| 22101520170000 | Holladay Memorial Park                  | 4969 S MEMORY LN          | 14.14 | R-1-21          |
| 22092280150000 | Utah Power                              | 1950 E MURRAY HOLLADAY RD | 0.87  | R-2-10          |

| PARCEL_ID      | OWN_NAME                              | PROP_LOCAT           | AC.   | CURRENT ZONE |
|----------------|---------------------------------------|----------------------|-------|--------------|
| 22102760190000 | LDS Church                            | 2601 E MILO WY       | 3.00  | R-1-10       |
|                |                                       |                      |       |              |
| 22141510100000 | Carmelite Monastery                   | 5714 S HOLLADAY BLVD | 4.31  | R-1-43       |
|                |                                       |                      |       |              |
| 22222020010000 | LDS Church                            | 6301 S 2300 E        | 2.70  | R-1-21       |
|                |                                       |                      |       |              |
| 16344510470000 | Granite School Dist.                  | 3911 S 2300 E        | 0.23  | C-1          |
| 16344510080000 | Granite School Dist.                  | 2330 E 3900 S        | 0.46  | R-M          |
|                |                                       |                      |       |              |
| 22113270070000 | Utah Power                            | 3053 E CASTO LN      | 0.57  | R-1-10       |
|                |                                       |                      |       |              |
| 22034010020000 | Salt Lake City                        | 2315 E 4500 S        | 0.19  | R-1-10       |
|                |                                       |                      |       |              |
| 22033540190000 | LDS Church                            | 2051-2065 E 4675 S   | 2.53  | R-1-10       |
|                |                                       |                      |       |              |
| 22102540080000 | US Postal Service                     | 2350 E ARBOR LN      | 1.71  | HV           |
|                |                                       |                      |       |              |
| 22102540850000 | LDS Church                            | 4917 S VIEWMONT ST   | 4.72  | R-1-10       |
| 22102540720000 | LDS Church                            | 4917 S VIEWMONT ST   | 0.26  | R-1-10       |
|                |                                       |                      |       |              |
| 22023800190000 | Jordan Valley Water Conservancy Dist. | 2981 E BRANCH DR     | 0.010 | R-1-10       |
|                |                                       |                      |       |              |
| 22111050410000 | Salt Lake Co. Water Conservancy Dist  | 4772 S NANILOA DR    | 0.82  | R-2-10       |

**Chapter 13.46**  
**P PUBLIC USE ZONE**

13.46.010: PURPOSE OF PROVISIONS: The purpose of the P zone is to provide areas in the city for the development of parks, schools, libraries, churches and other public and quasi-public buildings and land uses. (Ord. 2012-15, 9-20-2012)

13.46.020: PRIMARY USES:

- A. Primary Uses Allowed: The permitted and conditional uses allowed in the P zone shall be as set forth in chapter 13.100, "Appendix A - Allowed Uses", of this title. Any primary land use not shown as a permitted or conditional use in chapter 13.100, "Appendix A - Allowed Uses", of this title shall be prohibited.
- B. Combined Uses: Any combination of uses may be established within the same building or on the same lot or parcel. If any of the proposed uses is a conditional use, that use shall be reviewed and approved by the planning commission as required by section 13.08.040 of this title. (Ord. 2012-15, 9-20-2012)

13.46.030: ACCESSORY USES: Permitted and conditional uses set forth in chapter 13.100, "Appendix A - Allowed Uses", of this title shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such primary uses allowed by chapter 13.100, "Appendix A - Allowed Uses", of this title.

- A. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the zone except as otherwise expressly provided in this title.
- B. No accessory use, building or structure shall be allowed on a lot or parcel unless a primary permitted or conditional use is currently established on the parcel, except as allowed by section 13.09.020 of this title.
- C. Specific accessory uses allowed in the P zone are as set forth in chapter 13.100, "Appendix A - Allowed Uses", of this title. (Ord. 2012-15, 9-20-2012)

13.46.040: LOT WIDTH: The minimum lot width of any lot in a P zone shall be sixty five feet (65'), at a distance twenty five feet (25') back from the front lot line. (Ord. 2012-15, 9-20-2012)

13.46.050: FRONT YARD: In a P zone, the minimum depth of the front yard for buildings shall be twenty five feet (25'). (Ord. 2012-15, 9-20-2012)

13.46.060: SIDE YARD: In a P zone, the minimum side yard shall be twenty feet (20') unless reduced by the planning commission pursuant to section 13.08.040 of this title. On corner lots, the side yard which faces on a street, for both main and accessory buildings, shall be not less than twenty feet (20'). (Ord. 2012-15, 9-20-2012)

13.46.070: REAR YARD: In P zones, the minimum depth of the rear yard for any main building shall be thirty feet (30'), and for accessory buildings shall be ten feet (10'). (Ord. 2012-15, 9-20-2012)

13.46.080: COVERAGE RESTRICTIONS: No building or group of buildings in a P zone, with their accessory buildings, shall cover more than fifty percent (50%) of the area of the lot. (Ord. 2012-15, 9-20-2012)

13.46.090: BUILDING HEIGHT:

No building or structure in a P zone shall contain more than three (3) stories or forty five feet (45') maximum in height including screened mechanical equipment but excluding: a) chimneys of six feet (6') or less; b) architecturally compatible elevator shafts six feet (6') or less; and/or c) gables four feet (4') or less. No structure shall contain less than one story.

Exceptions to this limit shall only be allowed by conditional use permit, for typical ornamental architectural features such as steeples and towers, etc., for buildings usually found in this zone. Such features shall not exceed sixty feet (60'). (Ord. 2012-15, 9-20-2012)

**From:** Steve Clark [mailto:steve@slcevfrees.org]  
**Sent:** Thursday, June 05, 2014 2:27 PM  
**To:** Paul Allred  
**Cc:** S Peterson; Mitch Menning; Harold Chen; Mahoney, Don  
**Subject:** proposed rezoning of the Evangelical Free Church property

Dear Mr. Allred,

We received a letter from your office dated May 29, 2014. This letter informed us of a proposal to rezone our property, the Evangelical Free Church at 6515 South Lion Lane, from its current "O-R-D" to what we understand to be a recently adopted "Public Zone (P)."

We have no interest in having our land rezoned under any conditions. While it is true that our property is used for a church and a school, we see no benefit in a rezoning and in fact have concern for how such a rezoning, were it to happen, might negatively impact our possible future plans.

We have been in discussion with Millrock Capital about the possibility of Millrock acquiring this property in order to develop it. We have entered into a long-term agreement with Millrock that has both parties undertaking steps to make such a sale/purchase possible in the future, if both parties would desire it. A rezoning of this parcel could negatively affect those plans. Consequently, we request that the City of Holladay not rezone our property.

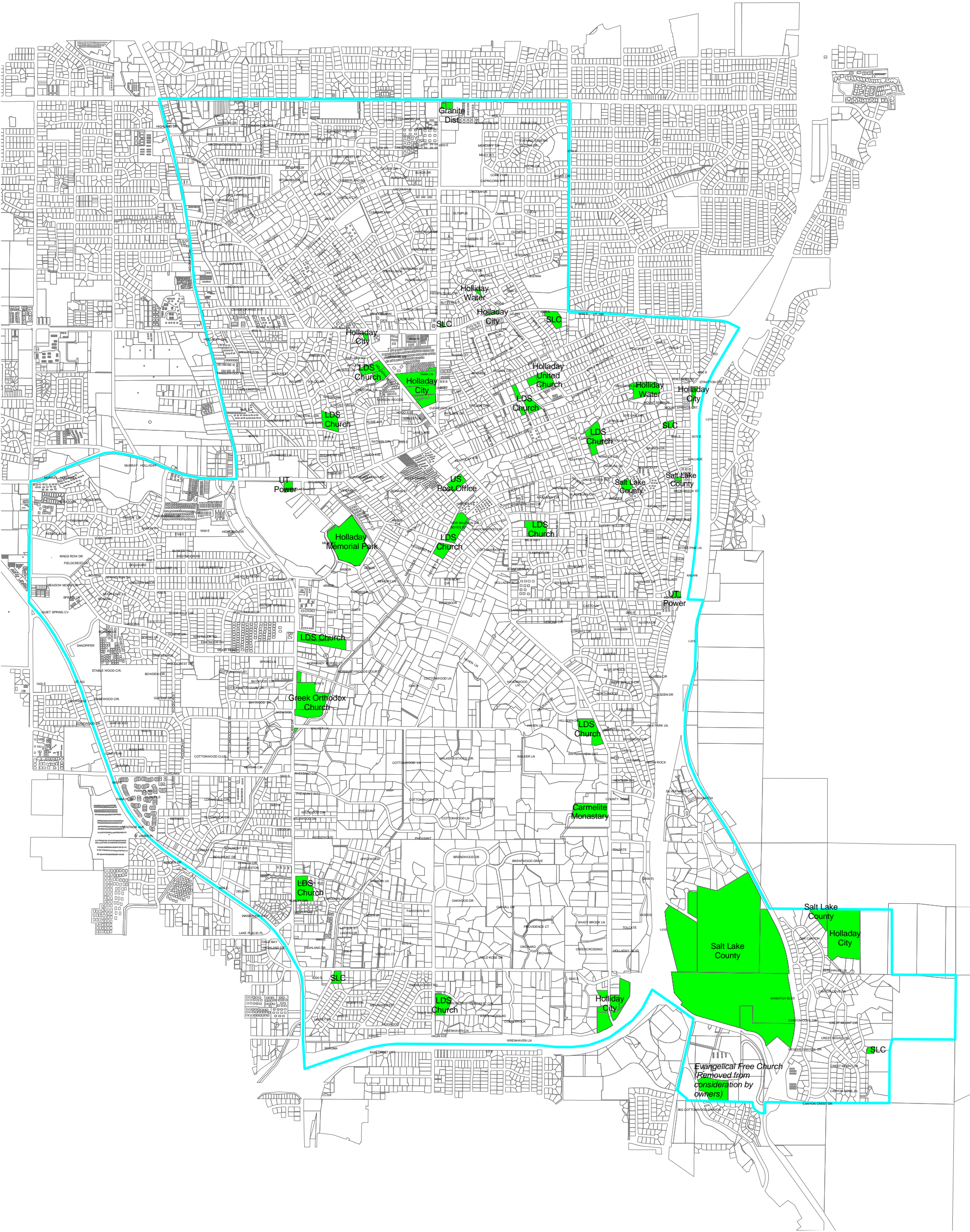
Thank you.

Sincerely,

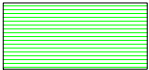
Rev. Steven F. Clark  
Pastor, Evangelical Free Church of Salt Lake City



# PUBLIC/QUASI-PUBLIC PROPERTIES



1:23000



Public/Quasi Public Properties  
Not Currently in the Public Zone



CITY OF HOLLADAY  
Planning Commission

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Staff Report
June 17, 2014
Item#2

Project Name: **Holladay Village Text Amendments**

Application Type: **Text Amendment**

Nature of Discussion: **Public Hearing with possible decision of some or all of the proposed amendments**

Planner: **Paul Allred, Pat Hanson, Jon Teerlink**

Applicant: **City of Holladay**

Public Notice: Public notice was published in the newspaper June 3, 2014, two weeks prior to the hearing as required by law.

This is a public hearing and the Planning Commission should give ample time to hear and evaluate any input. (It is customary with text amendment hearings to not receive much public input prior to the meeting due to the nature of the notice being published in the paper and not sent to directly to property owners. Staff has not received any public comment on this proposed amendment as of 6/13/14)

BACKGROUND & SUMMARY

The City Council recently suggested that building height in the Village Zone be re-examined due to the Holladay Village Square building being a focal point in the Village, was constructed at less than the three story maximum allowable height in that part of the zone – in other words, should the Village vision be amended to a 2 story maximum?

In conjunction with this suggestion for study by the Council, staff has determined that there are other sections of the HV zone regulations/guidelines that due to pending and proposed development and other factors ought to be clarified and potentially amended.

The following are the most significant proposed changes to the HV regulations:

- Formatting and amendments to Appendix A, 13.100, regarding Primary and Accessory Uses.
- Building Height/Stories allowed with accompanying map
- Buffering Guidelines for HV property abutting residential uses not in the HV zone.
- Ground floor retail requirement with accompanying map
- Terminology throughout
- Minor adjustments and clarifications

OVERVIEW & ANALYSIS OF MAJOR AMENDMENTS

Ground Floor Retail Issue:

- 1) The Olympus Clinic project has created a situation where it makes sense to amend the map showing where ground floor retail is required. This is because, even though the Clinic proposes to have a small pharmacy use facing Holladay

- Blvd, the retail portion does not encompass “all street level floor space” as required. Given that this site has not had a retail component in decades, if ever, it is advisable to consider amending the map to remove the entire Clinic parcel from the map. (See Figure 13/71.1 – The Spin Cycle property would remain in the required ground floor retail area)
- 2) New language is proposed to clarify that only the street level floor space that fronts and abuts the major roads mentioned must be “not office or residential; a change in terminology which previously stated must be retail. This change clarifies and requires that the full space across the street front cannot be office or residential.

Uses, Formatting of Appendix A, 13.100.

- 1) The condo project behind The Store Too resulted in an appeal by a resident that the City wasn't following its ordinances in that the project in question was predominantly residential which according to the on-line Appendix showed that multi-family use was “accessory” in the zone. Pat Hanson researched this matter and it was brought before the Council which passed a resolution to have the PC and staff study the matter. Pat's further inquiry shows that it was a typo – an inadvertent carrying over one additional column of the footnote 14. Staff has amended Appendix A to reflect that footnote is stricken and that multi-family be shown as a primary use in the zone. Staff would note that the footnote, if left incorrectly in place, would convert the apartments on Laney and Locust into nonconforming uses and would have meant that the Cowboy Partners project would not have been allowed because two of its three stories were wholly residential and clearly the primary or predominant use of the building.
- 2) Correspondingly, it is proposed that language be added in 13.71.040 to strengthen the idea that “Mixed Use”/Combined uses are allowable and desirable in the Zone. This concept is supported by the Village Master Plan. Residential use in the village is a vital component.

Building Height

- 1) Per Council suggestion, height is being explored here. Staff is recommending a change in the map and the language to reflect new ideas for the PC to explore. They are:
 - It is proposed that, generally speaking, building height is reduced in the core of the village from 48 to 40 – and that the rest of the village is allowed to increase to 40 from 36.
 - Staff suggests a uniform allowance of 40 feet anywhere in zone except for the Locust Lane properties facing single family across the street. Here height should be limited to perhaps as little as 32 feet given that new buildings must be placed against the street. This standard should also apply to properties abutting residential uses not in the HV zone. (*The attached map is a work in progress and does not show the 32 for HV property abutting non-HV residential*)
 - 40 feet is a natural tie-in with the city's existing max height allowed in the RM zone and in the R-1-87 zone where the maximum residential allowance occurs.
 - The zone should not regulate stories as much as it should overall height.
 - The graduated height rule should appropriately reduce mass and height in areas abutting residential outside the zone
 - Grand architectural elements, up to 68 feet tall, on the corner of our main Village intersection, Murray Holladay Road and Holladay Blvd, should be

protected, however, so that other future buildings on the corner facing the Holladay Village Square building can also have dramatic vertical elements if they so choose. The verticality of the fire station tower and the Village Square tower create a sense of place equal to or greater than the plaza in staff opinion. Place making is central to the vision of the Village.

- The old height allowance map showing the 2 and 3 story allowance areas is proposed to be replaced.

Landscaping

- 1) There is a disconnect between the HV landscaping rules, which are minimal, and the new landscaping ordinance. The revised text references 13.77 as the section in control and new text would be added to Ch. 13.77 as well.

Buffering Standards for Development Abutting Residential

- 1) This section has been reworked to do the following:
 - Clarify how graduated height is measured.
 - Clarifies building setback from the property line.
 - Amends the requirements for fencing and buffering by clarifying what the buffer area is,
 - Reduces the onerous installation of a large landscaped buffer at the property line -- which under the present rules prevents a driveway from being installed on the perimeter where it may be needed -- and also hides any landscaping behind a masonry wall -- which also may not be if appropriate fencing, buffering and screening is already in place. The new language allows for common sense flexibility but still requires planting and proper consideration of the treatment of the border between the properties.

Remaining items

The remaining suggested amendments deal with formatting figures, charts and illustrations, use of LED lighting, which as the time of adoption of this code was not widely used, replacing older fuzzy graphics and terminology. The appropriate use of the words “adjacent” and “abutting” have been altered to clarify the intent of the ordinance in each particular use of the word.

RECOMMENDATION

- Staff recommends a thorough review of the amendments and for the allowance of ample time at the public hearing.
- Any public comment should be carefully evaluated.
- The PC is free to recommend approval of the amendments as a complete package or in parts, as they feel comfortable that the issues have been fully explored.

CONTACT PERSONS: Paul Allred, Pat Hanson, Jon Teerlink.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Holladay Planning Commission will hold two public hearings on Tuesday, June 17, 2014, in the Holladay City Council Chambers, 4580 S 2300 E, Holladay, Utah. The first hearing is to consider a proposal to rezone 70 properties throughout Holladay presently developed as public and quasi-public uses from their current zones to the Public Zone (P). This hearing will be held as close to 7:00 PM as possible. A second hearing will be held as close to 7:30 PM as possible. The purpose of this hearing is to consider proposed amendments to the Land Use and Development Regulations of the City of Holladay regarding: (1) corrections and formatting of Chapter 13.100, Appendix A, pertaining to primary and accessory uses allowed in the Holladay Village Zone, and (2) amendments to various sections of Chapter 13.71, Holladay Village Zone development standards including a review of multi-story development, buffering requirements for graduated height and landscaping, current ground floor retail requirements (with accompanying map), and other possible amendments as determined by the Planning Commission.

Both proposals are available for public inspection on the City's website, www.cityofholladay.com or during regular business hours at the Holladay City offices, 4580 S 2300 E, Holladay, Utah, 84117.

Dated this 3rd day of June, 2014

PUBLISHED BY ORDER OF THE HOLLADAY CITY PLANNING COMMISSION
Paul Allred, Community Development Director

Chapter 13.71

HOLLADAY VILLAGE ZONE

13.71.020: PURPOSE:

- A. The purpose of this chapter is to identify and enhance the Holladay Village (HV), create a development pattern for new development that is appropriately oriented toward public rights of way, provide a center for human interaction, ~~and protect and increase the economic vitality of the City.~~ To achieve these goals, in part, ~~street level floor space immediately abutting~~ 2300 East, Holladay Boulevard, Murray-Holladay Road and Laney Avenue between 2300 East and Holladay Boulevard and abutting Holladay Village Plaza, as shown ~~Figure 13.71.1,~~ shall ~~not be office or residential uses.~~ use only. Exception: Minor or small street level lobby areas that lead to upper story residential uses. However, it is not the intent of this chapter to impair the rights of existing businesses and property owners. Therefore land uses and structures existing at the time of adoption of this chapter should be treated as nonconforming uses and structures, except as expressly stated herein. The provisions of this chapter allow lawfully established buildings and uses to continue but limits their expansion or modification unless brought into compliance with the requirements herein.

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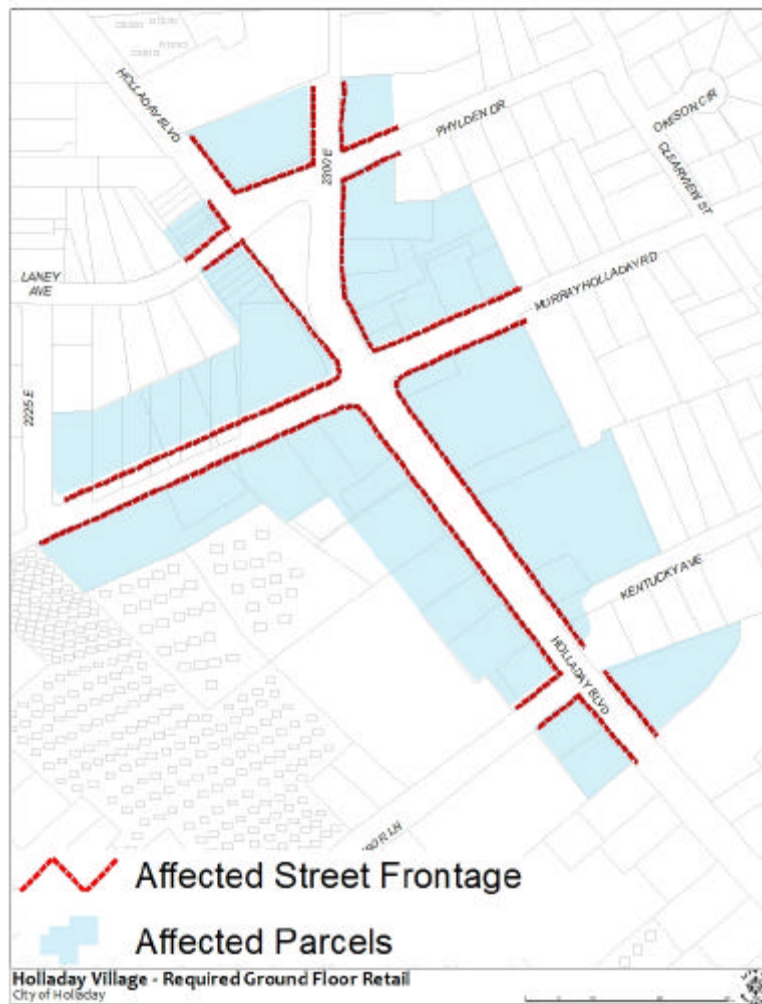
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Figure 13.71.1



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13.71.040: PRIMARY USES:

- A. Permitted Uses: The permitted uses allowed in the HV zone shall be as set forth in chapter 13.100, "Appendix A - Allowed Uses", of this title.
- B. Conditional Uses: Any use legally existing as a conditional use in the HV zone on the effective date of this chapter, is allowed to continue and is subject to the requirements of the conditional use permit issued for such use. Except as otherwise set forth in section 13.71.060 of this chapter, each conditional use shall conform to the development standards and design guidelines of this chapter and other applicable requirements of this title.
- C. Mixed or Combined Uses (See 13.71.020.C): Any mixture or combination of uses may be established within the same building or on the same lot or parcel. If any of the proposed uses is a conditional use, that use shall be reviewed and approved by the planning commission as required by section 13.08.040 of this title.
- D. Prohibited Uses: Any primary or accessory land use not shown as a permitted, accessory or conditional use in chapter 13.100, "Appendix A - Allowed Uses", of this title shall be prohibited.
- E. Hours: None of the foregoing uses shall be open to the public between the hours of twelve o'clock (12:00) midnight and six o'clock (6:00) A.M. except for hotels and bed and breakfast uses. (Ord. 2012-15, 9-20-2012)
- C. Specific accessory uses allowed in the HV zone are as set forth in chapter 13.100, "Appendix A - Allowed Uses", of this title. (Ord. 2012-15, 9-20-2012)

13.71.080: DEVELOPMENT STANDARDS:

- The following minimum development standards shall apply in the HV zone. Application of the design guidelines set forth in section 13.71.090 of this chapter may require a higher standard to be met.
- A. Lot, Yard And Other Development Standards: Except as otherwise required by a provision of this section or section 13.71.090 of this chapter, the development standards shown on Chart 13.71.2 of this section shall apply in the HV zone.

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CHART 13.71.1

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Development Standard

Amount

Lot area, minimum

5,000 square feet

Lot width, minimum

50 feet at 25 feet back from right of way

Lot frontage, minimum

50 feet

Build-to line

$\frac{1}{2}$ the width of the right of way shown on chart 13.71.2 of this section, measured from the centerline

Right of way encroachments

Exception: Ornamental architectural features such as arcades, canopies, awnings, balconies, cornices, etc., and subsurface intrusions such as footings and foundations may be allowed to protrude into the right of way provided they do not interfere with the normal use of the right of way, after review and approval of the planning commission and subject to a license agreement approved by the city manager

Front setback, nonconforming

Expansion and remodeling permitted so long as nonconforming setback is not expanded

Impervious surface coverage, maximum

100 percent, subject to landscaping requirements

Building width, maximum

No requirement

Building height, maximum¹, including screened mechanical equipment but excluding: 1) chimneys of 6 feet or less; 2) architecturally compatible elevator shafts 6 feet or less; 3) gables 4 feet or less

- ~~3,40~~ feet maximum, except for grandcorner architectural features for buildings on the corners of the intersection of Murray Holladay Road and Holladay Boulevard which shall not exceed 68 feet.
- 32 feet for properties abutting residential uses not in the HV zone and along Locust Lane.

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Deleted: or 3 stories, 48 feet maximum, as shown on figure 13.71.3 of this section

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Comment [JT1]: Only Locust Lane properties should fall into this height limit. Otherwise too many other parcels would have both the 42' & 32' limits – confusing. Let the graduated height limit do its job for these proeprties.

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Land use for floor space abutting major streets and plaza within the Holladay Village zone

The street level floor space fronting and abutting major streets, 2300 East, Holladay Boulevard, Murray-Holladay Road and Laney Avenue between 2300 East and Holladay Boulevard and floor space abutting Holladay Village Plaza, as shown on the map attached to the ordinance codified herein, shall not be office or residential use. (Note: This restriction does not apply to the entire space of a street level floor) Exception: Minor or small street level lobby areas that lead to upper story residential uses.

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Note:

1. To reasonably accommodate for grade and slope changes and as measured from the top back of curb of the nearest street, maximum building height for multi-story buildings may be averaged using 10 equal measurements over the length of the roofline facing the street but at no point may exceed 4 feet above maximum.

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(Ord. 2012-15, 9-20-2012; amd. Ord. 2013-26, 10-10-2013)

CHART13.71.2

Street	ROW Width (Feet)
2345 East	47 (may be reduced for existing structures)
2345 South from Kentucky to Arbor/Holladay Boulevard intersection	54
Arbor Lane	54
2225 East Street	66
Murray Holladay Road east from Holladay Boulevard intersection to HV zone boundary	77
Phylden Drive	77
2270 East	77
4720 South	77
2300 East from Holladay Boulevard intersection north to 4500 South	80

Comment [JT2]: I realize this is a given, but it would have cleared up a day's worth of research for the Condo project . (where does 77' narrow to 60'

Holladay Boulevard north from Laney Avenue intersection to 4500 South	80
Murray Holladay Road west to 2225 East (45 feet on north side)	85
New connector from 2300 East to Laney Avenue	92
Holladay Boulevard from 2300 East intersection south to Murray Holladay Road	102

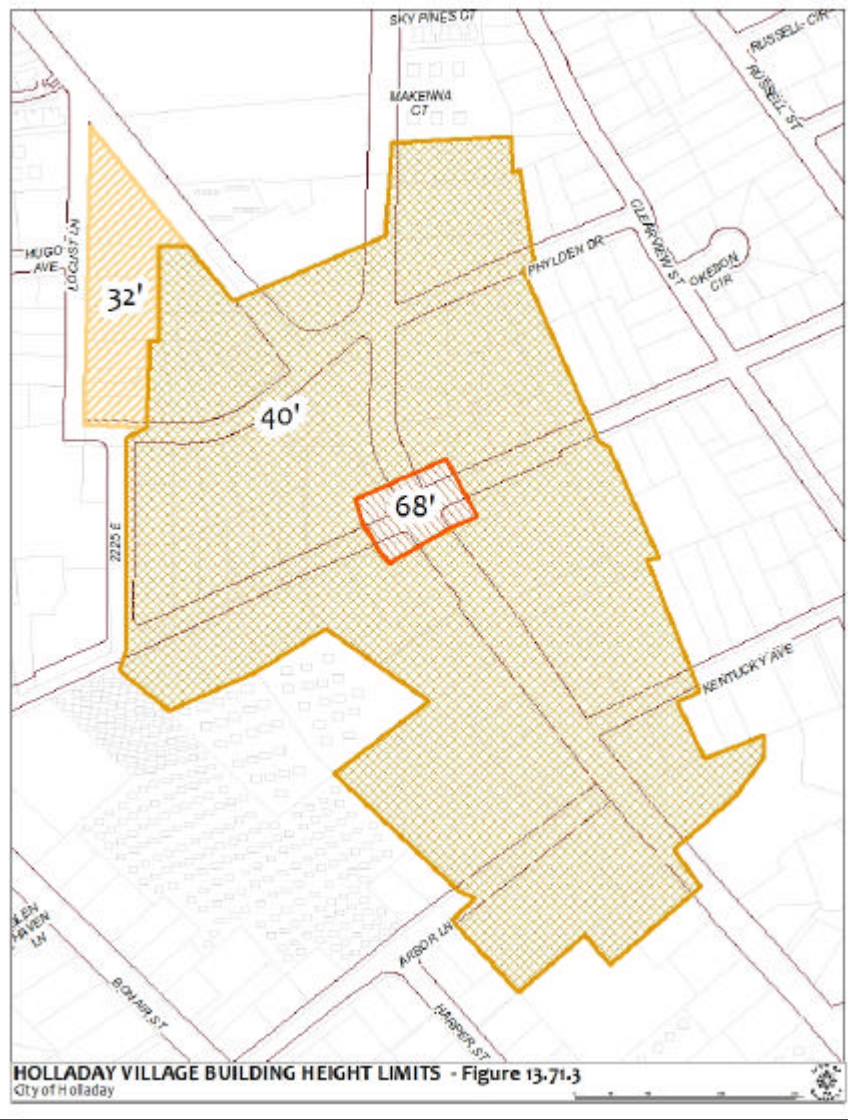
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1 FIGURE 13.71.2 Area of Holladay Village Zone where buildings on corners of this intersection may
2 have architectural elements not exceeding 68 feet in height.

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Comment [JT3]: New Height limit map – this reflects my opinion of having the entire area 42' and leaving graduated height regs. to limit the wall height near residential properties, instead of the proposed 32'. I can change it if needed.

Comment [JT4]: To be replaced



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B. Parking Requirements: Parking in the HV zone shall be governed by the provisions of chapter 13.80 of this title except as otherwise provided in this chapter. (Ord. 2012-15, 9-20-2012)

C. Landscaping: Although landscaping is not required by the HV zone standards except within the buffer areas where an HV property abuts a residential zone or property, all installed landscaping shall comply with the applicable planting and maintenance provisions governing landscaping in chapter 13.77 of this title.

2. Light Source (Lamp): LED, incandescent, fluorescent, metal halide, or color corrected high pressure sodium may be used. LED is the preferred light source. The same type shall be used for the same or similar types of lighting on any one site. No colors other than white or off white (light yellow tones) may be used for any light source for the lighting of signs, structures or the overall site unless the DRB deems such lighting to be appropriate to the design theme of the proposed development. Noncolor corrected low pressure sodium and mercury vapor light sources are prohibited.

K. Buffer Standards For Proposed Development Abutting Residential Property Not In The HV Zone:

1. The minimum setback for any point or portion of any building is twenty feet (20').

2. Building height, except for exempt architectural elements, as allowed by Section 13.76, shall not exceed the design envelope created by starting at a point six feet (6') above the ground at the nearest point on the abutting HV/residential property line and then slanting upward and inward at a forty five degree (45°) slope on a ninety degree angle (perpendicular) from that property line.

3. Maximum building height shall not exceed the limits shown in Chart 13.71.2 of this section.

4. A six foot (6') high screening wall or fence shall be constructed along the property line which is the boundary between the HV and residential zones. Such fence or wall shall include design and other decorative elements consistent with the design of the new building. This requirement may be waived or modified by the Planning Commission if it can be demonstrated that existing walls or fences provide the desired buffering and aesthetic effect or can be altered to do so.

5. A landscaping buffer strip (not in addition to the minimum building setback) of sufficient, but variable, width to allow for the planting of appropriate trees, or other vegetation anticipated to provide either shade, screening and/or beauty at the common property line, shall be provided parallel to the fence or wall. At least fifty percent (50%) of the total area of the required buffer strip shall be landscaped with live plant material. The buffer strip should enhance and complement, fencing or walls, driveways, vehicle parking spaces, utilities, other on-site landscaping and/or amenities etc. (The Planning Commission may waive or modify this provision depending on the particulars of the site in question)

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- Deleted: . Fences, walls or enclosures designed for screening shall be architecturally consistent and compatible with the building and/or site with which they correspond.
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1 | 6. A primary or accessory building or structure shall not have a single, unbroken facade longer than
2 | fifty feet (50').

3 | 7. No trash receptacle or storage area shall be located closer than fifty feet (50') from a residential
4 | property line unless located within a fully enclosed building.

5 | 8. Site lighting shall be designed to direct lighting away from residential property. The use of energy
6 | efficient, color and intensity controlled, LED lighting, is preferred and encouraged.

7 | 9. An outdoor dining facility shall be constructed in a manner which visually obscures the facility from
8 | abutting residential property and which protects the property from noise and light emanating from the
9 | facility.

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10 | 10. Mechanical equipment, including penthouses and elevator shafts, shall be screened and
11 | soundproofed so that its presence or operation does not violate the noise ordinance or create a
12 | nuisance for the occupants of any abutting residence.

13 | **13.71.090: DESIGN GUIDELINES:**

14 | C. 4. Pedestrian walkways, which comply with ADA standards, shall be constructed within a parking lot to
15 | connect the sidewalk and building entrances. Raised concrete pavement should be provided where the
16 | walkway traverses between parking stalls and/or is ~~adjacent to~~ abutting vehicular circulation.

17 | E. Building Design: It is the intent of this subsection to encourage timeless architectural designs and
18 | building facades in keeping with the historical character of early Utah architecture that has been lost
19 | in the commercial center of Holladay. Typical design elements should include three (3) levels: the
20 | bottom or street (storefront) level, the middle or shaft level, and the top or parapet level with
21 | articulated or ornamental cornices or rooflines. Each level should have different proportions and
22 | composition of openings and ornamentation. Storefronts should include display windows, separated
23 | by simple vertical piers or classical columns, located below, for example, decorative cornices, fascia
24 | boards and divide-light transom windows with simple fabric awnings above decorative bulkheads.
25 | Signs should be mounted on the lintel above the first story or painted directly on the inside of display
26 | windows.

27 | 1. Compatibility Of New Buildings: All new buildings should be designed with a unique character
28 | compatible with the objectives of the Holladay Village zone.

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29 | 2. Building Mass: To avoid any large, continuous building mass of uniform height, no portion of any
30 | multi-story building shall continue for more than one hundred feet (100') horizontally along any street
31 | frontage without a break in the roofline. The required break in the building height shall continue for a
32 | minimum of thirty feet (30') along the horizontal plane before recontinuation of the three-story height.

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33 | a. Break In Roofline: A break in the roofline is defined as:

34 | (1) A ten foot (10') minimum step back of the vertical plane of the building on the third story,
35 | second and third stories, or all stories; or

36 | (2) A reduction to two (2) stories of the entire building.
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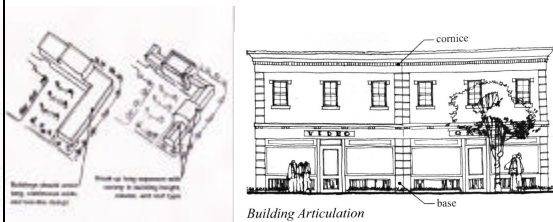
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b. Structural Articulation: The vertical planes of a building shall be varied so that no continuous elevation is longer than seventy five feet (75') horizontally without a structural articulation which may include facade modulation, structural expressions, varied setbacks or heights, textural modulations and/or projections such as balconies, cornices, covered entrances, arcades or colonnades or other architectural element dividing the facade visually to provide relief to perceived building mass from the street elevation.



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3. Pedestrian Perspective: All building fronts should provide features that are designed to be consistent with pedestrian activity and that provide a variety of architectural details that can be viewed from the pedestrian perspective.



Public Street Edge

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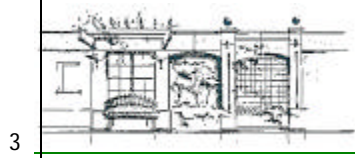
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4. Facade Embellishment: Any building wall visible from a public right of way or from a public parking structure shall incorporate architectural design embellishments which are compatible with other publicly visible parts of the building. In addition, a contiguous building wall (longer than 50 feet) shall have a building element, dividing the facade visually which may include windows, a recessed

1 entrance or other appropriate variations.

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6 5. Shading For Pedestrians: At least twenty percent (20%) of walls facing the sidewalk or other
7 pedestrian accessible space shall be architecturally treated with a shade/weather protecting element
8 such as an awning, arcade, trellis, overhanging architectural feature consistent with the overall
9 building architecture.

10 6. Primary Entrances: Primary entrances to commercial buildings shall be recessed, providing a
11 shaded area that helps to define doorways and provide shelter for pedestrians. Repetition of
12 recessed entries should also be used to provide a rhythm of shadows along the street to help
13 establish a sense of scale. Entrance doors should be topped with transom windows to extend the
14 vertical emphasis of these openings.

15 7. Maintaining An Expression Line: Upper stories of buildings should maintain an expression line
16 along the facade such as a setback, change of material, or a projection to reduce the perceived
17 building mass.

18 8. Consistency Of Architectural Style: All buildings should have an articulated base course and
19 cornice ornamented with details consistent with the chosen architectural style. The middle section of
20 the building is suggested to be divided either horizontally or vertically in a manner consistent with the
21 selected style. Buildings may have upper story features which improve the relationship between the
22 upper story and the street. Such features include, but are not limited to, balconies, roof decks, bay
23 windows or upper story commercial activities.

24 9. Mixing Of Styles: A compatible mix of styles for the Holladay Village is acceptable providing that
25 some basic design features which complement each other are present.

26 a. In order to encourage design consistency, all major new construction shall include at least three
27 (3) of the following elements on the street facing facades:

28 (1) Window and door treatment which embellishes the facade.

29 (2) Decorative light fixtures.

30 (3) Unique facade treatment, such as decorative materials and design elements.

31 (4) Decorative paving.

32 (5) Trellises, railings, gates, grillwork, or unique landscaping.

1 b. The design review board may recommend other elements in place of the above for approval by
2 the planning commission.

3 10. Oriented **to the** Corner: Buildings on corner lots should be oriented to the corner. Corner entries
4 and/or architectural treatment should be used to emphasize the corner.

5 11. Emphasis Of Identity: Public buildings, unique community structures and corner structures
6 should have a prominent scale, emphasizing their identity.

7 12. Window And Door Designs: Windows and doors shall be used to define the character of
8 buildings by giving scale to the building and providing visual interest to the composition of individual
9 facades. Distinct window and door designs should be used to help define building styles. Articulated,
10 transparent facades should be created along pedestrian rights of way, including display windows as
11 a link between pedestrians and activities in the building.

12 a. In keeping with the intent of these design guidelines, the following shall apply to any street level
13 building facade:

14 (1) Major new construction shall have at least fifty percent (50%) of the length of the ground floor
15 facade between the height of two feet zero inches (2'0") and eight feet zero inches (8'0") devoted to
16 windows and doors affording views into retail, office, or lobby space.

17 (2) Highly tinted or mirrored glass windows, shades, blinds or screens that prevent pedestrian view
18 into buildings shall not be permitted.

19 b. Windows on **upper levels** should be vertically proportioned and the design of surrounding window
20 casing, the depth and profile of window sash element, and the material of which they are constructed
21 should be distinctly associated with the specific building style.

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22 c. Awnings and canopies should contribute to the architectural theme and shall be integrated within
23 the building design. Awnings should be constructed of traditional materials and located over
24 windows and doors.

25 d. On multi-storefront buildings, separate awnings should be located within each storefront opening
26 so that the building frame and details are revealed.

27 e. Retractable and fixed awnings are **encouraged and** allowed.

28 f. Under awning lights that are designed to specifically illuminate the sidewalk and storefront are
29 permitted.

30 13. Reinforcement Of Design: Building design should reinforce the building's location **abutting the**
31 street edge and public space.

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32 14. Use Of Customized Components: Prototype design for franchises, formula or national chains
33 shall use customized components consistent with the design requirements for the HV zone that
34 reinforce visual consistency with other buildings in the Holladay Village area.

35 F. Building Materials: Exterior finish materials selected should be part of a strong architectural theme
36 and should not appear as a material foreign to the character of the building nor to the Holladay
37 Village.

1 | 1. Building exteriors shall be constructed from high quality and durable materials. It is important that
2 | the materials and colors will weather well and need minimal maintenance.

3 | a. Acceptable exterior finish materials include the following:

4 | (1) Painted, stained or weathered wood siding such as, 4-S shingles, board and batten and
5 | clapboard;

6 | (2) Artificial wood siding such as painted cementious fiberboard;

7 | (3) Brick or natural stone;

8 | (4) EIFS (synthetic stucco) (not more than 50 percent of all exterior finished surfaces);

9 | (5) Stucco;

10 | (6) Synthetic stone; and

11 | (7) Architectural finish or decorative faced concrete masonry units (CMUs).

12 | b. Materials not listed above shall be prohibited unless determined by the design review board to be
13 | part of a strong architectural design theme compatible with the Holladay Village character.

14 | 2. No portion of a building constructed of standard CMUs shall be visible from an existing public right
15 | of way. Exposed concrete walls should be architecturally treated. The enhancement must include
16 | joint treatments, textured concrete such as exposed aggregate, sandblast and/or colored concrete,
17 | or other decorative finishes.

18 | 3. Beveled metal siding, mirrored glass, vinyl siding and backlit awnings should not be used.
19 |

20 | G. Roofs: The character of a roof is a major feature for a structure. The roof pitch, its materials, size
21 | and orientation are all distinct features that should contribute to the character of the building.
22 | Shadows created by traditional overhangs should contribute to the perception of a building's
23 | scale. Roof designs should relate to the building facade articulations.

24 | 1. A variety of roof types and configurations should be used to add interest and reduce perceived
25 | building bulk.

26 | 2. Use of sidewalk porticoes and roof overhangs is encouraged.

27 | 3. Roof materials should be in keeping with the character of the architectural style of the building.
28 | Recommended roof materials include slate shingles, asphalt and fiberglass shingles, metal standing
29 | seam or tiles.

30 | 4. Crickets or other snow guard devices should be placed in such a way that does not alter the form
31 | of the roof as seen from the street.

32 | 5. Decorative roof accessories such as cresting, ridge caps, and finials may be used.

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H. Color:

- 1. A harmonious range of colors should be used within the Holladay Village.
- 2. Neon or very bright colors, which have the effect of unreasonably setting the building apart from other adjacent buildings on the street shall not be used.
- 3. Bright colors should be used only for trim and accents.
- 4. The design review board may recommend approval of bright colors if the use is consistent with the building design and other design requirements.

I. Amenities:

- 1. All major new construction involving combined uses of over seven thousand (7,000) square feet of leasable area shall include at least two (2) of the following amenities:
 - a. Plazas: Plazas should be designed as an outdoor room for use by people as opposed to serving only as a setting for a building. Plazas should be accessible from sidewalks or pedestrian linkages. Plazas should be located in sunny areas and provide plenty of seating on benches, steps and/or ledges, public art and other amenities.
 - b. Art: Art should be integrated with the public street improvements. The location should provide for public view but not hinder pedestrian traffic.
 - c. Water Feature: A water feature or fountain should be accessible and/or visible by pedestrians from sidewalks, plaza or buildings. A water feature should be designed to use water efficiently with low water loss from evaporation and wind.
 - d. Clock Or Landmarks: Decorative clock or decorative landmarks.
 - e. All Weather Features: Specially designed all weather features that will make spending time outdoors feasible in all seasons.
 - f. Restrooms: Public restrooms.
 - g. Greenspace: Greenspace may be similar to a plaza, but include significantly more landscaping than hardscape, and exceed the minimum landscaping requirement for the property.
- 2. The design review board may recommend other amenities in place of the above for approval by the planning commission. (Ord. 2012-15, 9-20-2012)

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- J. Landscaping: All uses in the HV zone shall comply with the provisions governing landscaping and buffering in chapter 13.77 of this title.

1 | 1. Wherever possible, existing prominent trees should be preserved. Significant vegetation should
2 | be protected during any development activity. Preliminary plans shall show all significant vegetation
3 | within twenty five feet (25') of a proposed development.

4 | 2. All grade level parking should be separated from the street and screened from pedestrian view by
5 | landscaping. All parking lot or structure landscaping shall comply with the regulations in chapter
6 | 13.77 of this title.

7 | 3. Building entries should be emphasized with special landscaping and/or paving in combination with
8 | lighting.

9 | 4. Landscaping should provide design continuity between the neighboring properties. (Ord. 2013-22,
10 | 9-5-2013)

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11 | K. Lighting:

12 | 1. Pedestrian scale light fixtures should be incorporated into the site design to give visual variety
13 | from one building to the next and should blend with the architectural style.

14 | 2. Lighting should use minimum wattage LED, metal halide or color corrected sodium light sources
15 | which give more "natural" light.

16 | 3. All building entrances should be well lit to provide inviting access and safety.

17 | 4. Building mounted lights and display window lights should contribute to lighting of walkways in
18 | pedestrian areas.

19 | 5. Parking area light fixtures should be designed to confine emitted light to the parking area.

20 | 6. Neon lighting may be used as a lighting element, provided that the tubes are concealed and are
21 | an integral part of the building design. Neon tubes used to outline the building are prohibited.

Deleted: L. Service Areas:

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23 | 1. All on site service areas should be located in an area not visible from public streets or abutting
24 | residential zones.

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25 | 2. Consideration should be given to developing common service courts at the interior of blocks.

26 | 3. Refuse storage shall be enclosed and properly vented. Enclosures shall be compatible with the
27 | architectural style of the building.

28 | 4. Utility meters, ground mounted mechanical units and any other similar structures should be hidden
29 | from public view or be screened.

30 | 5. Fences designed for privacy or screening should be made of masonry, ornamental metal or wood,
31 | or some combination of the three (3). The use of chain link, plastic or wire fencing shall be
32 | prohibited.

1 6. Mechanical units, utility equipment, elevator equipment and telecommunication receiving devices
2 located on the roof should be grouped together, incorporated into the roof design, thoroughly
3 screened and not to exceed the height limits as allowed in section 13.71.080, chart 13.71.1 of this
4 chapter. (Ord. 2012-15, 9-20-2012)

5
6 **13.71.100: ILLUSTRATIONS:**

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8 The photographs and drawings included in this section are intended only to illustrate appropriate and
9 inappropriate application of the design guidelines set forth in this chapter. They are not intended to
10 imply that a particular design will be approved notwithstanding its similarity to an illustration included
11 herein.



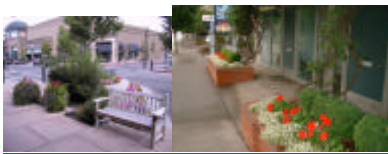
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15 Illustration 1. Development in the HV zone should be designed to encourage pedestrian activity.

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18 Illustration 2. Outside display and outside uses are encouraged but must leave a clear pedestrian
19 pathway.

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26 Illustration 3. Creatively designed mid block pedestrian connections with wide pavements, lighting,

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1 benches, and landscaping will encourage pedestrian circulation.



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Illustration 4. Surface parking lots should be screened from view from the street and designed with pedestrian connectivity in mind. Walkways and ADA accessibility should be an integral part of any surface parking lot design.

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Illustration 5. Street fixtures such as streetlights, pedestrian benches and trash receptacles of a specific design and scale create a sense of place. The design of these elements will be selected by the city and installed in the public rights of way as part of the overall village plan.

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Illustration 6. New structures should incorporate traditional design elements, be built to the street edge and foster unique, human scale environments that encourage pedestrian activity.

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Illustration 7. Blank walls without visual or architectural features are out of character with pedestrian oriented streets and should not be designed.

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Illustration 8. Recessed entryways create a shaded area that helps to define doorways and provide shelter for pedestrians. The repetition of these entryway features creates a sense of scale.

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Illustration 9. All buildings should have an articulated base course and cornice ornamented with details consistent with the chosen architectural style.

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Illustration 10. Buildings should have upper story features, which improve the relationship between the upper story and the street.

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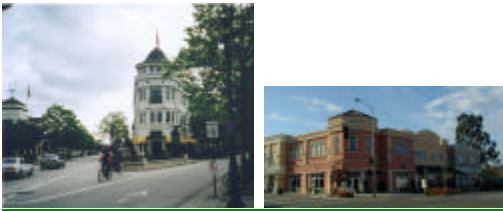


Illustration 11. Buildings on corner lots should be oriented to the corner. Corner entries and/or architectural treatments should be used to emphasize the corner.

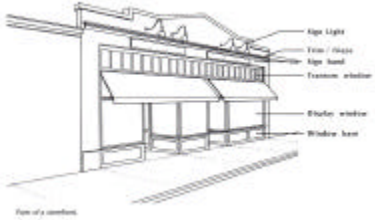
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Illustration 12. Windows and doors are some of the most important character defining features of a unique structure. They give scale to a building and provide visual interest to the composition of

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1 individual facades.



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5 Illustration 13. Articulated, transparent facades should be created along pedestrian right of way
6 including display windows.

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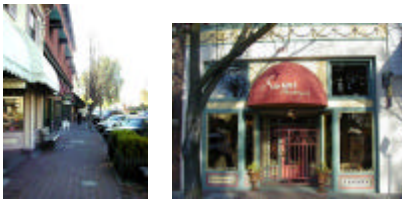
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10 Illustration 14. Windows on upper levels should be vertically proportioned and the design of
11 surrounding window casing, the depth and profile of window sash element and the material of which
12 they are constructed should be distinctly associated with the specific building style.

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16 Illustration 15. Awnings and canopies should contribute to the building's architectural theme and be
17 integrated within the building design. Awnings should be constructed of traditional materials and
18 located over windows, doors, or walkways.

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21 Illustration 16. Building colors should be muted or natural. Bright florescent colors are out of keeping

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1 with the desired village character.
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5 Illustration 17. Exterior finish materials should be part of a strong architectural theme and should not
6 appear as a material foreign to the character of the building. Deleted: Figure
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10 Illustration 18. The character of a roof is a major feature of any structure. The roof pitch, its
11 materials, size and orientation are all distinct features that contribute to the character of the building. Deleted: Figure
12 Shadows created by traditional overhangs contribute to one's perception of a building's scale. Roof
13 designs should relate to the building facade articulations.



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15
16
17 Illustration 19. A compatible mix of architectural styles is encouraged, however, contemporary styles
18 incorporating large expanses of glass and unornamented building facades are not in keeping with
19 the desired village character. Deleted: Figure
20



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Illustration 20. All major new construction should include pedestrian oriented amenities such as a plaza, art, wayfinding signage, greenspace, or a distinctive water feature.

Deleted: Figure

PRIMARY USES:	All FR Zones	R-1-4, R-1- 8, R-1-10, R-1-15	R-1-21, R-1- 43, R-1-87	R-2-8/ R-2-10	R-M	O-R-D	RO	P	NC	C-1	C-2	HV	R/M-U	LU
Agriculture:													See SDMP	13.63 of this title
Agriculture	P	P	P	P	P	-	-	P	-	P	P	-		
Entertainment and recreation:													See SDMP	See chapter 13.63 of this title
Arcade	-	-	-	-	-	-	-	-	-	-	P	-		
Auditorium, exhibit hall, convention center	-	-	-	-	-	P	-	-	-	C	P	-		
Motion picture theater, live theater	-	-	-	-	-	-	-	-	-	P	P	-		
Private nonprofit recreational grounds and facilities	C	C	C	C	C	-	-	C	-	C	C	-		
Professional, fraternal and social association	-	-	-	-	-	-	-	-	-	P	P	-		
Recreation, commercial, indoor	-	-	-	-	-	-	-	-	-	P	P	-		
Recreation, commercial, outdoor	-	-	-	-	-	-	-	P	-	C	C	-		
Recreation, fitness center	-	-	-	-	-	-	-	-	-	P	P	P		
Industrial and manufacturing:													See SDMP	See chapter 13.63 of this title
Building materials sales and services	-	-	-	-	-	-	-	-	-	P	P	-		
Disinfecting and exterminating	-	-	-	-	-	-	-	-	-	-	C	-		
Educational and scientific research, medical/dental laboratories	-	-	-	-	-	P	C	-	-	P	P	-		
Landscaping installation and maintenance	-	-	-	-	-	-	-	-	C	P	P	-		
Manufacturing	-	-	-	-	-	C	-	-	-	C	C	-		
Self-service storage	-	-	-	-	-	-	-	-	-	-	C	-		
Public:													See SDMP	See chapter 13.63 of this title
Cemetery	-	-	-	-	-	-	-	P	-	-	-	-		
Charter school	-	-	-	-	-	-	-	P	-	-	-	-		
Educational facility, public	-	-	-	-	-	-	-	P	-	-	-	-		
Public use	-	-	-	-	-	-	-	P	-	-	-	-		
Quasi-public use	-	-	-	-	-	-	-	P	-	-	-	-		
Residential:														
Bed and breakfast	C ²	-	C ²	C ²	C ²	-	C	-	P	P	P	P		
Dwelling:														
Live/work							C							

Multiple-family	-	-	-	-	P	-	-	-	C ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	See SDMP	See chapter 13.63 of this title
Single-family	P	P	P	P	-	-	-	-	-	-	-	-		
Two-family	-	-	-	P	P	-	-	-	-	-	-	-		
Group homes:														
Assisted living facilities, type I:														
Large	-	-	-	-	C	-	-	-	-	-	C	-		
Small	-	-	-	-	C	-	-	-	C	P	P	-		
Limited	-	-	-	P	P	-	C	-	P	P	P	-		
Assisted living facilities, type II:														
Large	-	-	-	-	C	-	-	-	-	-	C	-		
Small	-	-	-	-	C	-	-	-	C	P	P	-		
Limited	-	C	-	C	P	-	C	-	P	P	P	-		
Nursing home	-	-	-	-	C	-	-	-	-	-	-	-		
Residential facilities for persons with a disability	P	P	P	P	P	-	-	-	-	-	-	P		
Residential facility for elderly persons	P	P	P	P	P	-	-	-	-	-	-	-		
Temporary lodging, hotel, motel, etc.	-	-	-	-	-	P	-	-	-	C	P	P		
Retail:													See SDMP	See chapter 13.63 of this title
Alcoholic beverage retail sales ¹⁴ :														
Brewery	-	-	-	-	-	C	-	-	-	-	C	-		
Club, dining	-	-	-	-	-	C	-	-	-	-	C	-		
Club, equity	-	-	-	-	-	C	-	C	-	-	C	-		
Club, fraternal	-	-	-	-	-	C	-	-	-	-	C	-		
Club, social	-	-	-	-	-	C	-	-	-	-	C	-		
Off premises	-	-	-	-	-	-	-	-	P	P	P	P		
On premises banquet and catering	-	-	-	-	-	C	-	P	-	-	C	P		
On premises beer retailer	-	-	-	-	-	P	-	P	-	-	P	P		
Restaurant - full service	-	-	-	-	-	P	-	P	P	P	P	P		
Restaurant - limited service	-	-	-	-	-	P	-	P	P	P	P	P		
Special event permit	-	P	P	P	P	P	-	P	P	P	P	P		
Drugstore (pharmacy)	-	-	-	-	-	P	-	-	P	P	P	P ¹⁶		
Gas station	-	-	-	-	-	C	-	-	-	C	C	-		
Groceries/food	-	-	-	-	-	C	-	-	P	P	P	-		

Mobile food court	-	-	-	-	-	C	-	C	-	C	C	C
Motor vehicle sales, rental (new only)	-	-	-	-	-	-	-	-	-	-	C	-
Motorcycle sales, rental	-	-	-	-	-	-	-	-	-	-	P	-
Neighborhood market, large	-	-	-	-	-	-	-	-	-	P	P	P
Neighborhood market, small	-	-	-	-	-	-	-	-	-	P	P	P
Nursery, garden center	-	-	-	-	-	-	-	-	C	P	P	-
Recreational vehicles sales, rental	-	-	-	-	-	-	-	-	-	-	C	-
Restaurant	-	-	-	-	-	P	-	-	P	P	P	P ¹⁶
Retail, general	-	-	-	-	-	C	-	-	P	P	P	P ¹⁶
Sexually oriented business	-	-	-	-	-	C	-	-	-	-	-	-
Services:												
Banking and credit	-	-	-	-	C	P	-	-	-	P	P	-
Commercial daycare, preschool	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	P ¹²	-	-	C ¹²	P ¹²	P ¹²	P ¹²
Commercial kennel	-	-	-	-	-	-	-	-	-	C	C	-
Commercial stable (on lots of 1 acre or more)	-	-	C	-	-	-	-	-	-	-	-	-
Dry cleaning ¹⁵	-	-	-	-	-	-	-	-	-	P	P	-
Educational facility, private	-	-	-	-	C	C	C	C	-	C	C	-
Equipment rental and leasing	-	-	-	-	-	-	-	-	-	P	P	-
Funeral home, crematory	-	-	-	-	C	-	-	-	-	P	P	-
Hospital	-	-	-	-	-	C	-	-	-	-	C	-
Laundry, self-service, alteration and apparel repair	-	-	-	-	-	-	-	-	-	P	P	P ¹⁶
Medical, dental, and related health	-	-	-	-	C	-	-	-	P	P	P	P
Motor vehicle repair	-	-	-	-	-	-	-	-	-	C	P	-
Nonresidential treatment facility	-	-	-	-	-	-	-	-	-	-	-	-
Permanent cosmetics	-	-	-	-	C	P	-	-	P	P	P	P ¹⁴
Personal service	-	-	-	-	-	P	-	-	P	P	P	P ¹⁶

See SDMP

See chapter 13.63 of this title

Pet grooming/pet daycare	-	-	-	-	-	-	-	-	-	P	P	P ¹⁶		
Professional and business services	-	-	-	-	C	P	C	-	P	P	P	P		
Reception center	-	-	-	-	C	-	-	-	-	P	P	-		
Small engine repair, appliance, electrical, and machine repair	-	-	-	-	-	-	-	-	-	C	P	-		
Veterinary services	-	-	-	-	-	-	-	-	-	P	P	-		
Transportation, communications, and utility facilities:														
Local, suburban and interurban transportation	-	-	-	-	-	P	-	-	P	P	P	-	See SDMP	See chapter 13.63 of this title
Public parking	-	-	-	-	C	P	-	P	P	P	P	P		
Radio and television broadcasting studio	-	-	-	-	-	C	-	-	-	C	C	-		
Utility company, public	C	C	C	C	C	P	-	C	C	P	P	-		
Utility facility company	C	C	C	C	C	P	-	C	C	P	P	-		
Wireless telecommunications	See chapter 13.83 of this title													
Miscellaneous uses:	All FR Zones	R-1-4, R-1-8, R-1-10, R-1-15	R-1-21, R-1-43, R-1-87	R-2-8/ R-2-10	R-M	O-R-D	RO	P	NC	C-1	C-2	HV	R/M-U	LU
Nonresidential planned unit development	-	-	-	-	C	C	-	-	-	C	C	-	See SDMP	See chapter 13.63 of this title
Residential planned unit development	C	C	C	C	C	-	-	-	-	-	-	-		
Mixed-Use planned unit development					C					C	C	C		

N

* Includes accessory buildings and uses customarily incidental to a permitted or conditional use.

1. See section 13.76.240, "Animal And Fowl Restrictions", of this title.

2. See section 13.76.715, "Bed And Breakfast", of this title.

3. See section 13.76.720, "Home Daycare/Preschool", of this title.

4. See section 13.76.725, "Home Daycare/Preschool, Small", of this title.

5. See section 13.76.730, "Home Occupation", of this title.

6. See section 13.76.735, "Short Term Rental", of this title.

7. Reserved.

8. See section 13.76.750, "Resource Recycling Collection Facility", of this title.

9. See section 13.14.110, "Accessory Buildings", of this title.

10. Provided the area is not in a watershed area.

11. See title 8, "Animals", of this code.

12. See section 13.76.260, "Commercial Daycare/Commercial Preschool Facilities", of this title.

13. See sections 13.76.250, "Temporary Sales/Seasonal Sales Permit", and 13.76.501, "Temporary Uses", of this title.

14. When accessory to a permitted or conditional use.
15. Subject to well source protection ordinance.
16. May not exceed 10,000 square feet of gross floor area.
17. By contract with public entity only.

13.77.050: **MINIMUM LANDSCAPING REQUIREMENTS BY ZONE:**

The following requirements are the minimum landscaped area required by each zone except where modified by the planning commission as an administrative relief allowed by section 13.77.130 of this chapter:

- A. Single-Family Residential Zones (FR, R-1):
 - 1. Within one year of the adoption of this chapter the entire front yard and side yard abutting to a street of developed lots in residential zones shall be landscaped and maintained.
 - 2. The front yard of all lots on which buildings are located shall be landscaped within one year of the date of the issuance of a final certificate of occupancy or final inspection.
- B. Multiple-Family Residential Zones (R-2, R-M): The minimum landscaping coverage in percent for all lots in the multi-family zones are as follows:
 - 1. A minimum of forty percent (40%) of the total site shall be landscaped.
 - 2. A minimum landscaped buffer averaging five feet (5') wide as required by section 13.77.070 of this chapter shall be provided along the side and rear property lines.
- C. Office, Research Park and Development Zone (O-R-D):
 - 1. A minimum of thirty percent (30%) of the total site shall be landscaped.
 - 2. A minimum landscaped buffer averaging five feet (5') wide as required by section 13.77.070 of this chapter shall be provided along the side and rear property lines.
 - 3. Where a side or rear yard abuts a residential use or residential zone boundary the entire setback area shall be landscaped.
- D. Neighborhood Commercial Zone (NC):
 - 1. All front setback areas and the side setback areas which abut a public street on corner lots shall be landscaped.
 - 2. A minimum landscaped buffer averaging five feet (5') wide as required by section 13.77.070 of this chapter shall be provided along the side and rear property lines.
- E. C-1 And C-2 Commercial Zones:
 - 1. The front setback area and the side setback area which faces on a street on corner lots shall be landscaped for a minimum distance of twenty feet (20') behind the property line for all main uses in the C-1 and C-2 zones.
 - 2. A minimum landscaped buffer averaging five feet (5') wide as required by section 13.77.070 of this chapter shall be provided along the side and rear property lines.
- F. Residential Office Zone (RO):
 - 1. The first twenty feet (20') in depth of the front setback and/or front yard shall be landscaped.
 - 2. Other setback areas which abut a public street shall be landscaped.
 - 3. A minimum landscaped buffer averaging five feet (5') wide as required by section 13.77.070 of this chapter shall be provided along the side and rear property lines.
- G. Holladay Village Zone (HV): Landscaping is not required in the HV zone except for the requirements of Section 13.71.080 K: Buffer Standards for Development Adjacent to Residential Property Not in the HV Zone, of this Title.
- H. Other Zones:
 - 1. All required front and side yard areas that abut a public street shall be landscaped.
 - 2. A minimum landscaped buffer averaging five feet (5') wide as required by section 13.77.070 of this chapter shall be provided along the side and rear property lines.



CITY OF HOLLADAY
Planning Commission

~~~~~  
**Staff Report**

June 17, 2014

Item 3

*Project Name:* **Pheasant Cove Subdivision (Formerly Pheasant Grove)**

*Request:* **Preliminary Plat – Eleven-Lot Subdivision**

*Nature of Discussion:* **Public Hearing and Discussion with Potential Approval**

*Notice:* **No Notices Were Required**

*Planner:* **Rick Whiting**

**Executive Summary**

*Project No.* **13-4-10-01**

*Address:* **5559 South Highland Dr.**

*Applicant:* **Norm Dahle**

*Application Date:* **January 14, 2014**

*Zone:* **R-1-10**

*Total Area:* **3.88 acres (Less Road Dedication)**

*Lot Area* Required by R-1-10 Zoning: **10,000 sq. ft. per lot (Net of private road)**  
Proposed: **Greater than 10,000 square feet**

Required by Development Agreement: **21,780 sq. ft. per lot for Lots 1 thru 3 (Gross Area)**

Proposed: **21,780 square feet**

Required by Development Agreement: **13,000 sq. ft. per lot for Lots 4 thru 11 (Gross Area)**

Proposed: **12,768 for Lot 8 only. All others 13,000 square feet or greater per lot per amended Development Agreement by City Council 6/12/14.**

*Lot Width:* Required: **80 feet**  
Proposed: **Greater than 80 feet**

*Lot Frontage:* Required: **60 feet**  
Proposed: **Greater than 60 feet**

Neighborhood  
Meeting

**February 3, 2014** A Neighborhood Meeting was held on February 3, 2014. Five people attended. The discussion focused on timing of the entitlement process, setbacks, clearing the site and tree removal. Some opposition to the project was expressed.

*Applicable  
Ordinances:*

**Chapter 12 – Subdivisions;  
Chapter 13.14 – Single Family Residential Zones;  
City of Holladay General Plan – Page 33; and  
City of Holladay General Plan – Appendix A - Page 3**

**Background**

The applicant, Norm Dahle, proposes to build an eleven-lot subdivision on approx. 3.88 acres of ground at 5559 South Highland Dr. (The area previously indicated for rezoning was 4.1 acres, however, results of recent surveys and a boundary agreement have reduced that area by approx. three tenths of an acre.) The City Council amended the zoning map for this property from R-1-43 to R-1-10 on December 5, 2013. Further, at the request of the City Council - a Development Agreement was executed on December 9, 2013. This recorded document regulates the anticipated subdivision in terms of the number and size of lots among other things. Due to the slight reduction in lot size, the developer has petitioned the City Council for an amendment to the existing Development Agreement to allow for one slightly smaller lot, Lot 8, which was approved by the Council 6/12/14. The revised agreement did not change the basic components of the Agreement except to recognize the new name of the project, "Cove" instead of "Grove", the overall acreage 3.88 from 4.1 and to allow for the reduction of Lot 8 from a minimum of 13,000 feet to no less than 12, 75. The project still super-conforms to the requirements of the underlying (R-1-10) zone.

- Conceptual Plan approval was granted by the Planning Commission at its February 4, 2014 meeting.
- The developer has elected not to request this project as a Planned Unit Development (PUD.)
- There are many large "old growth" trees located throughout the property. The developer has committed to preserving as many trees as possible. (Please see attached plans, maps and photos.)

The TRC has reviewed this request and determined that it meets City Ordinance requirements for Preliminary Plat approval. As mentioned, the City Council has amended the Development Agreement requirements slightly.

**Technical Review Committee (TRC) Comments**

- *Preliminary Plat* - attached.
- *Density and Lot Area* – Current zoning allows one single family residence on 10,000 sq. ft. minimum sized lots. This project exceeds minimum lot area requirements for the R-1-10 zone. The revised plan (Preliminary Plat) complies with the minimum gross lot areas of 13,000 sq. ft. and 21,780 sq. ft. with the exception of Lot 8, as allowed by the amended Development Agreement due to the survey corrections and land lost in a disputed boundary line settlement agreement.

- *Geotechnical Considerations* – None of the proposed subdivision is located in a fault hazard study area.
- *Topography* - The property is relatively flat.
- *General Plan* - The City's General Plan specifies Very Low Density Residential (VLDR) for this area. It allows a maximum of two dwelling units per acre. This request, with three dwelling units per acre, exceeds the density indicated by the General Plan. It meets, however, the provisions of the recently amended Highland Drive Master Plan (HDMP,) which is a more recent and, arguably, a more pertinent indicator of the current vision of the General Plan. This factor was addressed during the rezone process and General Plan compliance was determined to be acceptable due to proximity of the property to Highland Drive and its correlation to the HDMP. The three one-half acre lots furthest east (and nearest abutting residential property to the project) – also meet the General Plan suggestions of two dwelling units per acre. (See General Plan, Page 10 and GP Appendix A, Page 2; and Appendix K - the Highland Drive Master Plan)
- *Curb/Gutter, Sidewalk and Street Trees* – Curb, gutter and sidewalk exists along Highland Drive, nevertheless, street trees or other improvements may be required by the City Engineer and/or the Planning Director with Final Plat approval. Except for curb-cuts for the two roads accessing Highland Drive, no disturbance of existing curb and sidewalk is anticipated. (See the attached aerial photo of the vicinity.)
- *Drainage and Water Retention* – The City Engineer has indicated that an acceptable drainage and water retention plan has been provided.
- *Road and Traffic Considerations* – Highland Drive is a major arterial roadway with an 80 foot right-of-way. It is a busy thoroughfare with relatively higher speeds (40 MPH) allowed. (Please reference the General Plan, page 33 and Appendix A, page 3.) The addition of eleven additional homes with a generally accepted average rate of 11 vehicle trips per day each would make negligible impact on overall traffic volume.
- *Road Access* – Given that the proposed subdivision is located on a busy arterial roadway, the dual private road access for all eleven lots is optimal in that it allows efficient traffic flow but minimizes traffic conflict with Highland Dr. for ingress and egress. The private road will be designated as one-way traffic.
- *Road Dedication* – will be required along Highland Drive. This square footage has been deducted from total area of the project.
- *Naming of the Private Road* – in order to avoid confusion with “Pheasant Cr.” and “Pheasant Way” that are close to this project to the south, the developer has elected to name the road “Contemporary Lane.” Road and subdivision names must be approved by Salt Lake County.
- *Utility Easement* – Utility service easements are proposed throughout the project.
- *Access and Right-of-Way* – A Right-of-Way Easement and Road Maintenance Agreement for the eleven proposed lots must be included in Covenants, Conditions and Restrictions (CC&Rs) to be recorded with the final plat. This must detail provisions and responsibility for road maintenance, snow removal and etc.
- *Fire Access* –The UFA prefers that the road be 26 feet wide, however, they have approved the Preliminary Plat with regard to fire access and protection with a 20 foot wide road. They have approved fire hydrant placement with a provision that, depending upon the size of homes to be built, additional hydrants could be required.

- *Utility Providers* - Final approval will be contingent upon receipt of all utility service letters.

### **Staff Recommendations**

Staff recommends that the Planning Commission favorably consider the merits of this application for Preliminary Plat approval to create the proposed Pheasant Cove 11-lot Subdivision at 5559 S Highland Dr. in an R-1-10 zone, based on the following findings and subject to following requirements:

#### ***Findings:***

- A. The proposed project meets the requirements for a residential subdivision in an R-1-10 zone, i.e. area, density, access, slope, public safety, etc;
- B. This application is consistent with the low to medium density, single family land use patterns in the general vicinity;
- C. The UFA has approved emergency access as proposed. Fire hydrant capacity and placement will be addressed in the Building Permit review and approval process;
- D. The proposed project has been reviewed by the TRC and meets City requirements for Preliminary Plat;
- E. This project meets the requirements of the R-1-10 zone and the Development Agreement (as amended by the City Council); and
- F. This project is in compliance with the provisions of Appendix K of the General Plan, the Highland Drive Master Plan (HDMP.)

#### **Requirements:**

Prior to approval of the Final Plat - all outstanding TRC issues must be resolved. These include:

- 1. A Final Plat and any other requirements for the subdivision shall be submitted to the Technical Review Committee (TRC) for review and approval or recommendation to the Planning Commission per item #7 below;
- 2. The City Engineer must approve a storm drainage and water retention plan prior to Final Plat submission; and
- 3. The City Engineer must approve road design and construction details prior to Final Plat submission;
- 4. The City Engineer will determine appropriate financial requirements for improvements and/or bonding in conjunction with Final Plat approval;
- 5. A Right-of-Way Easement and Road Maintenance Agreement for the eleven proposed lots must be recorded with the final plat. It must detail provisions and responsibility for access, maintenance, snow removal, etc;
- 6. A dedication to the City is required for the public right-of-way on Highland Dr; and
- 7. The Planning Commission may elect to delegate Final Plat approval to the TRC.

**DRAFT**

**MINUTES OF THE CITY OF HOLLADAY  
PLANNING COMMISSION MEETING**

**Tuesday, May 20, 2014**

**6:30 p.m.**

**Holladay Municipal Center  
4580 South 2300 East**

**ATTENDANCE**

**Planning Commission Members:**

**City Staff:**

Spence Bowthorpe, Vice Chair  
Les Chatelain  
John Garver  
Matt Snow

Paul Allred, Community Development Director  
Jonathon Teerlink, City Planner

**FIELD TRIP**

**5:30 p.m.     Three proposed project sites will be visited including: 1) the Priskos Drive Approach – 5795 S Conway Drive; 2) the Spring Creek Woods Subdivision – 4775 South Holladay Boulevard; and 3) the Holladay Vista Estates Subdivision – 5972 S Highland Drive.**

A Field Trip of the Holladay Planning Commission was conducted on May 20th, 2014. It was attended by Planning Commission Members Les Chatelain, Matt Snow, and John Garver. Paul Allred and Jonathan Teerlink were present representing staff. The combined group met in front of City Hall at 5:30 p.m. and visited three sites at approximately 5:45 p.m.

The first site visited was the Priskos Driveway Approach Special Exception Request. At approximately 6:00 p.m. the group visited the site of the Holladay Vista Estates Subdivision on Nunley Circle. At approximately 6:15 p.m. the group left to visit the Spring Creek Woods Subdivision site. The field trip ended at 6:30 p.m. No residents attended the field trip and the Commissioners and staff members discussed the individual items at their respective locations.

**PRE-MEETING/WORK SESSION**

Vice Chair Bowthorpe called the meeting to order at 6:42 p.m.

The agenda items were reviewed and discussed.

City Planner, Jonathon Teerlink, reviewed the Priskos Drive Approach Special Exception and detailed the request.

Community Development Director, Paul Allred, reported that staff is recommending approval of the Grand Holladay Condominiums due to the completeness of the preliminary site plan. The



1 applicant has done a good job of addressing all of the outstanding issues. Lighting was discussed  
2 as well as exterior chimney details. Mr. Allred was impressed with the project and the cooperation  
3 exhibited by the applicant.

4  
5 The Commission next discussed the Spring Creek Woods (Formerly Murano at Spring Creek), 8-  
6 Lot Subdivision. Mr. Allred stated that all outstanding issues have all been addressed and the  
7 requirements are minimal.

8  
9 Mr. Allred detailed the Holladay Vista Estates Subdivision Preliminary Plat located at 5972 South  
10 Highland Drive and stated that the developer will make cut lines in the road to create a straight  
11 line showing where the lot areas will end and the road begins. The roads will be platted in the lot,  
12 but will show the net versus the gross so that there are no further discrepancies. Problematic  
13 easements will need to be resolved prior to final approval.

14  
15 (19:03:59) *Commissioner Garver moved to close the Work Meeting and move to the Council*  
16 *Chambers for the Regular Meeting. Commissioner Snow seconded the motion. The motion*  
17 *passed with the unanimous consent of the Commission.*

## 18 19 **CONVENE REGULAR MEETING**

20 Vice Chair Bowthorpe called the Regular Meeting to order at 7:03 p.m.

## 21 22 **ACTION ITEMS**

### 23 **2. Priskos Drive Approach – 5795 S Conway Drive – R-1-10 Zone – Special Exception –** 24 **Staff: Jonathan Teerlink, Tosh Kano.**

25 (19:13:02) Mr. Teerlink presented the staff report and stated that Mr. Priskos would prefer to have  
26 a 35-foot wide approach in the right-of-way, which would require a special exception. Staff  
27 recommended the Planning Commission make a recommendation to the City Council to approve a  
28 10-foot exception to Mr. Priskos' driveway approach.

29  
30 Deno Priskos gave his address as 5795 South Conway Road and stated that the exception would  
31 be beneficial for both RV and boat access into the garage and RV parking.

32  
33 Chair Bowthorpe opened the public hearing.

34  
35 Jean Carter questioned the direction of the driveway. It was confirmed that it will face west.

36  
37 There were no further public comments. The public hearing was closed.

38  
39 (19:19:15) *Commissioner Snow moved to recommend approval of the Special Exception to the*  
40 *City Council for the Priskos Driveway Approach located at 5795 South Conway Drive in a R-1-*  
41 *10 Zone using 13.08.140 “Approval Standard” subject to the following:*

- 42  
43 *1. The proposed use and development will be in harmony with the general and*  
44 *specific purposes for which this title was enacted and for which the regulations of*  
45 *the district were established.*

2. *The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.*
3. *The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.*
4. *The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.*
5. *The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.*
6. *The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.*
7. *The proposed use and development complies with all additional standards imposed on it pursuant to section 13.08.150 of this chapter.*

*Commissioner Chatelain seconded the motion. Vote on motion: John Garver–Aye, Matt Snow–Aye, Les Chatelain–Aye, Vice Chair Bowthorpe–Aye. The motion passed unanimously.*

**3. Grand Holladay Condominiums – 4545 S 2300 East – R-M Zone – Preliminary Site Plan – Staff: Paul Allred, Community Development Director & Jonathan Teerlink, City Planner II.**

(19:20:59) Mr. Allred presented the staff report and indicated that staff is pleased with the efforts of the applicant. Checklist items were addressed and staff was comfortable with the proposed site plan approval.

Project Architect, James Carroll, gave his address as 230 West 400 South and stated that clarification was added to the plan detail. Items previously addressed were identified as well as elevation and project details. Mr. Allred indicated that there are three additional approvals to obtain. He commended the applicant on the plan details.

*Commissioner Chatelain moved to approve the preliminary site plan for the Grand Holladay Condominium project located at 4545 South 2300 East in a R-M zone based on the the following:*

***Findings:***

- A. *The proposed project meets the requirements for development in an R-M Zone, i.e. area, density, access, slope, public safety, building height, graduated height, etc.*

- 1        **B.     *This project complies with the provisions of the City's General Plan for this area.***  
2  
3        **C.     *This application is consistent with land use patterns in the general vicinity.***  
4  
5        **D.     *The UFA and Building Department has approved emergency access and fire***  
6        ***hydrant placement as proposed along with appropriate construction techniques to***  
7        ***protect future on-site residents.***  
8  
9        **E.     *The proposed project has been reviewed by the TRC and meets City requirements***  
10       ***for Preliminary Site Plan.***  
11  
12       **F.     *Utility providers can serve the property and have provided appropriate service***  
13       ***availability letters.***  
14  
15       **G.     *Topographical and geotechnical constraints have been reasonably mitigated***  
16       ***and/or accommodated through site design.***  
17

18       ***Requirements:***  
19

- 20       **1.     *Any remaining unresolved site related details, or compliance with city codes and***  
21       ***ordinances, that are, or are not presently identified must be completed prior to or***  
22       ***in conjunction with Final Site Plan approval.***  
23  
24       **2.     *Any outstanding documentation or design items required to be documented or***  
25       ***completed by the Planning Commission must be completed prior to Final Site***  
26       ***Plan approval.***  
27  
28       **3.     *Final approval be completed at the Technical Review Committee (TRC) level.***  
29

30       ***Commissioner Garver seconded the motion. Vote on motion: John Garver–Aye, Matt Snow–***  
31       ***Aye, Les Chatelain–Aye, Vice Chair Bowthorpe–Aye. The motion passed unanimously.***  
32

33       **4.     Spring Creek Woods (Formerly Murano at Spring Creek) - 8-Lot Subdivision – 4775**  
34       **South Holladay Blvd. – Preliminary Plat – Staff: Paul Allred, Community**  
35       **Development Director & Rick Whiting, City Planner –**

36       (19:37:37) Mr. Allred presented the Spring Creek Woods 8-lot subdivision located at 4775 South  
37       Holladay Boulevard and stated that there was a great deal of effort to provide detailed information  
38       both by the applicant and staff. Staff recommended approval.  
39

40       Nick Mingo, was present on behalf of Ivory Development and gave his address as 978 East Wood  
41       Oak Lane. He stated that three of the four outstanding items have been addressed. He indicated  
42       that they will work with adjacent property owners with regard to fencing. Mr. Mingo requested  
43       that final approval be turned over to staff.  
44

1 Commissioner Garver expressed concern with limited stream disturbance. Mr. Mingo stated that  
2 their intent is to maintain a limited amount of disturbance and preserve as many trees as possible.  
3

4 Commissioner Bowthorpe was comfortable delegating much of the detail to staff. Mr. Allred  
5 confirmed that much of the public concern has been addressed through neighborhood meetings.  
6 Skyler Tolbert, from Ivory Development, stated that they have gone out of their way to meet with  
7 neighbors, not only in three neighborhood meetings, but individually as well.  
8

9 (19:55:00) *Commissioner Chatelain moved to approve the Spring Creek Woods 8-Lot*  
10 *Subdivision Preliminary Plat located at 4775 South Holladay Boulevard as recommended by the*  
11 *TRC subject to the following:*  
12

13 ***Findings:***  
14

- 15 A. *The proposed project meets the requirements for a residential subdivision in an*  
16 *R-1-10 zone, i.e. area, density, access, slope, public safety, etc.*  
17  
18 B. *This project complies with the provisions of the City's General Plan for this*  
19 *area.*  
20  
21 C. *This application is consistent with low density, single family land use patterns in*  
22 *the general vicinity.*  
23  
24 D. *The UFA has approved emergency access as proposed. Fire hydrant capacity and*  
25 *placement has been appropriately addressed in this Preliminary Plat review and*  
26 *approval process.*  
27  
28 E. *The proposed project has been reviewed by the TRC and meets City requirements*  
29 *for Preliminary Plat.*  
30  
31 F. *Utility providers can serve the property and have provided appropriate service*  
32 *availability letters.*  
33  
34 G. *Topographical, geotechnical and stream setback/protection concerns have been*  
35 *addressed by the applicant to the satisfaction of the TRC and the city's*  
36 *ordinances.*  
37

38 ***Requirements:***  
39

- 40 1. *A note on the plat for weekly site inspections to make sure the Spring Creek, "no*  
41 *disturbance" areas, are respected and followed.*  
42  
43 2. *A note that an additional hydrant may be needed depending on size of structures*  
44 *for UFA.*  
45

1           3.       *Any information on proposed fencing, if any.*

2  
3           4.       *Submittal of a UPDES permit (environmental protection plan during*  
4               *construction).*

5  
6           5.       *Final plat go to TRC for approval.*  
7

8       *Commissioner Snow seconded the motion. Vote on motion: John Garver–Aye, Matt Snow–*  
9       *Aye, Les Chatelain–Aye, Vice Chair Bowthorpe–Aye. The motion passed unanimously.*  
10

11       **5.       Holladay Vista Estates Subdivision – 5972 S Highland Dr. – Preliminary Plat –**  
12       **Planners: Paul Allred & Rick Whiting.**

13       (19:57:49) Mr. Allred presented the staff report and stated that they are recommending approval  
14       due to substantial progress made in addressing the outstanding issues. Drawings were combined  
15       and items clarified. The ‘Will Serve’ letters are complete, there are minor redlines on the grading,  
16       demolition, and utility plans, and the Certificate of Protection of the existing irrigation and storm  
17       drain system needs to be obtained. The developer is proposing to saw cut the north side of the  
18       road to take the edge of asphalt and make a straight line. Staff questioned whether there is any  
19       potential glitch with the agreements the other property owners might have over the top of the  
20       paved surface. A layout of the proposed plan was discussed.  
21

22       The applicant, John Curtis, gave his address as 10329 South 2260 East and stated that the saw cut  
23       area will be handled properly and within City guidelines. He requested that the TRC grant final  
24       approval.  
25

26       (20:19:47) *Commissioner Snow moved to approve the Holladay Vista Estates Subdivision*  
27       *Preliminary Plat located at 5972 South Highland Drive in the R-2 Zone subject to the*  
28       *following:*  
29

30       ***Findings:***

31  
32           A.       *The subdivision is allowed in the zone and each lot meets the area and with*  
33               *requirements of the zone.*

34  
35           B.       *The project will improve the overall housing stock in the neighborhood and*  
36               *represents a welcome, recent trend to build new, single-family, detached homes*  
37               *along Highland Drive.*

38  
39           C.       *The development does not conflict with the Holladay General Plan.*

40  
41           D.       *The project will not impair the health safety or welfare of the community.*  
42

43       ***Requirements:***  
44

- 1       1.     *Make minor corrections and clarifications to the Preliminary Plat as per TRC*  
2         *and ordinance requirements.*
- 3
- 4       2.     *The TRC must receive all required “Will Serve” letters.*
- 5
- 6       3.     *The TRC must receive an executed “Certificate of Protection of Existing*  
7         *Irrigation and Storm Drain Systems.”*
- 8
- 9       4.     *An amended (Private) Road Maintenance Agreement must be recorded to include*  
10        *new lot owners in this subdivision as they emerge or initially by the*  
11        *applicant/developer on behalf of future lot owners.*
- 12
- 13       5.     *Final approval to go to the TRC.*
- 14
- 15       6.     *Marrying of the easement agreement with the asphalt width be completed.*
- 16

17     *Commissioner Garver seconded the motion. Vote on motion: John Garver–Aye, Matt Snow–*  
18     *Aye, Les Chatelain–Aye, Vice Chair Bowthorpe–Aye. The motion passed unanimously.*

19

20     **6. Approve Minutes of the April 15, 2014 Meeting.**

21     The minutes of April 15, 2014 were reviewed and modified.

22

23     (20:30:01) *Commissioner Snow moved to approve the minutes of April 15, 2014, as amended.*  
24     *Commissioner Garver seconded the motion. Vote on motion: John Garver–Aye, Matt Snow–*  
25     *Aye, Les Chatelain–Aye, Vice Chair Bowthorpe–Aye. The motion passed unanimously.*

26

27     **OTHER BUSINESS**

28     **7. Updates for Follow-Up on Items Currently in the Development Review Process.**

29     Mr. Allred reported on the Olympus Clinic and stated that they are a long way from approval.  
30     Ground floor retail was discussed.

31

32     Mr. Allred stated that there are five potential text amendments to the HV Zone, one of which deals  
33     with the Olympus Clinic issue.

34

35     Mr. Allred indicated that City Council direction was given to staff to rezone multiple properties in  
36     the City from Residential to the Public (P) Zone. They were asked to prepare a rezone hearing to  
37     consider all institutional properties such as schools and churches, currently zoned R-1 to include  
38     them in the P Zone.

39

40     It was reported that the Canyon Slope project is progressing.

41

42     Mr. Allred stated that the Village is leasing quickly. Copper Onion is coming as well as Tony  
43     Burger. Tony Caputto’s is ready to open.

1 Mr. Allred reported that a grant has been received for the General Plan and staff is in the process  
2 of confirming the letter of cooperation with Wasatch Front Regional Council. The City will be  
3 receiving \$45,000 to spend on the project and will in turn contribute \$25,000. Their goal is to  
4 have a completely new General Plan in approximately 18 months. Through staff's cooperation  
5 with the consultant, Wasatch Front Regional Council, residents, the Planning Commission, and  
6 City Council, they hope to design a very open and collaborative, solid General Plan.

7  
8 Mr. Allred informed the Council that the revised Woodley project will be returning. Details  
9 regarding the revision were discussed.

10  
11 Mr. Allred indicated that Deerwood Phase III will be coming forward as well.

12  
13 **8. Report from Staff on Upcoming Applications.**

14 Planning Commission issues will be addressed as Lori Khodadad's term has expired. Potential  
15 candidates were being reviewed.

16  
17 **9. Discussion of Possible Future Amendments to Code.**

18  
19 **ADJOURN**

20 (20:56:00) *Commissioner Garver moved to adjourn. Chatelain seconded the motion. The*  
21 *motion passed with the unanimous consent of the Commission.*

22  
23 The Planning Commission Meeting adjourned at 8:56 p.m.